

## WASHINGTON COUNTY (UTAH). COUNTY RECORDER <sup>[1325]</sup>

### DEEDS (PINE VALLEY), 1878-1951.

5 microfilm reels

**DESCRIPTION:** Deeds are official contracts transferring property ownership. According to Utah law, no transfer or sale of property is valid unless it is recorded by the county recorder. (Laws of Utah, 1852. "An Act Regulating Transfers of Possession of Land and Real Estate," p. 66-67). Deeds include the names of buyer and seller, a legal description of the property, and specify the terms of the transfer. They are signed by the grantors (sellers) and witnesses. All documents in this series relate to property in western or north central Washington County, which includes Enterprise, Pine Valley, Ivins, Gunlock, Santa Clara, and Pinto. The records include not only deeds, but a wide variety of documents relating to real estate. These include: probate judge's deeds, indentures, quit claim deeds, warranty deeds, mortgages, mining claims, mining deeds, court decrees, auditor's tax deeds, preemption, desert land and homestead certificates, leases, agreements, right of way deeds and easements. They also include a few miscellaneous records.

The county recorder began Deed Book N as a record of mining activity in western and northern Washington County. He recorded the minutes of a meeting organizing the Riggs Mining District, as well as the bylaws and regulations for the Gunlock and Fort Pierce mining districts. In addition to these districts, he recorded notices of location and mining deeds for claims in the Volcanic, Santa Clara and White Rock mining districts. Amid the mining records, the recorder entered deeds transferring land in the Pine Valley town site from the Federal Government to the probate judge, and then deeds transferring town lots from the probate judge to inhabitants of Santa Clara and Pine Valley. Thereafter, in succeeding deed books, he began to record an increasing variety of land related documents.

Deed Record Book NN and N 1-N 4 primarily contain warranty or quit claim deeds, transferring property from one individual to another, but they also contain tax deeds and

sheriff's deeds, in which property was sold to recoup delinquent taxes or unpaid debts. They include right of way deeds, which authorize a telephone or telegraph company to install and operate telegraph and telephone equipment; and corporation deeds for the sale of company land. They contain court decrees relating to estate settlements or other judgments involving land made by 5th District Court, and homestead certificates conveying land to individuals from the United States government. They contain conveyances from the State of Utah to individuals or corporations who purchased state land.

In addition to land related documents, a few miscellaneous records pepper this series. These include incorporation records, powers of attorney, bishop's and stake president's certificates. Book NN contains the petition to incorporate the city of Santa Clara (1914).

**ARRANGEMENT:** Documents in Washington County deed record books are arranged chronologically in the order recorded.

**RELATED RECORDS:** Prior to 1878 deeds for this area were recorded in DEEDS, series 84219. Earlier deeds and land certificates were recorded in LAND CERTIFICATES, series 23279. Series 22875, LAND CLAIMS ADJUDICATION RECORD BOOKS, contain the probate court hearings which generated the deeds for transfer of city lots to residents of Santa Clara. The records of the Tutsagabet Mining District, in southwestern Washington County, were kept in MINING RECORDS, series 23690. Additional mining claims and deeds, water certificates and deeds, miscellaneous records, mortgages, and other documents originally recorded in these books were later recorded in MINING NOTICES OF LOCATION, series 81372; MINING DEEDS, series 23669; WATER CERTIFICATES AND DEEDS, series 23251; MISCELLANEOUS RECORDS, series 82707; MORTGAGES, series 82705; AGREEMENTS AND LEASES, series 84209; and AUDITOR'S TAX DEEDS, series 84213. Since boundaries governing which deeds were recorded in different record books were general and not specific, documents relating to land in this area might also have been recorded in DEEDS (SAINT GEORGE), series 23286. After 1951 all deeds and other records in this series were recorded in OFFICIAL RECORDS, series 7067. ABSTRACTS (TOWNS), series 23555 or ABSTRACTS (SECTIONAL LAND), series 16432 contain chronological histories of property by section or town lot and indicate the book and page where each action was recorded. GRANTEE AND GRANTOR INDEXES, series 82703 and 82704, provide name indexes to deeds and all other documents recorded in this series after 1888. Specific document types are referenced in MISCELLANEOUS RECORDS INDEX, series 23468; POWERS OF ATTORNEY INDEX, series 23685; and WATER CLAIMS INDEX, series 82708.

**PROCESSING NOTE:** Washington County Deed Records in this series were microfilmed by Utah State Archives in July and August 1973 and processed by Rosemary Cundiff in April 2001.

**PREFERRED CITATION:** Cite the Utah State Archives and Records Service, the creating agency name, the series title, and the series number.

## **CONTAINER LIST**

<b>Reel</b>	<b>Description</b>
1	Apr 1878-Jun 1891 (Deed Record Book N)
2	Aug 1891-Mar 1917 (Deed Record Book N N, to page 787)
3	Mar-Dec 1917 (Deed Record Book N N, from page 788)
3	Dec 1917-Jan 1926 (Deed Record Book N 1)
3	Jan 1926-Mar 1932 (Deed Record Book N 2, to page 482)
4	Mar 1932-May 1934 (Deed Record Book N 2, from page 483)
4	May 1934-Oct 1943 (Deed Record Book N 3)
4	Nov 1943-Oct 1948 (Deed Record Book N 4, to page 446)
5	Oct 1948-Jul 1951 (Deed Record Book N 4, from page 447)